

264,  
ARNOLD DENLEY, D/B/A ARNOLD  
DENLEY REALTY & BUILDING CO.

GRANTOR

TO

WARRANTY DEED

PEGGY B. HART

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, full receipt and the sufficiency of which considerations are hereby acknowledged, I, ARNOLD DENLEY, D/B/A ARNOLD DENLEY REALTY & BUILDING CO., do hereby SELL, CONVEY AND WARRANT unto PEGGY B. HART, the hereinafter described real property, together with all improvements and appurtenances located and situated thereon, located and situated in the City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 2015, Section "J", Greenbrook Subdivision, First Addition, located in Section 30, Township 15, Range 7 West, City of Southaven, DeSoto County, Mississippi; and being of record in Plat Book 15 at Pages 16 and 17 in the office of the the Chancery Clerk of DeSoto County, Mississippi, and reference to which plat is hereby specifically made for a more particular description of said lot.

There is expressly excepted from the warranty of this deed the 1984 tax liens and assessments which attached by operation of law on January 1, 1984, but which taxes are not due and payable until on or after January 1, 1985; any encroachments or matters which an accurate and current survey of said real property might disclose; any road and/or utility easements and/or rights-of-way lying in, on, over or across said real property; any zoning and/or subdivision and/or building regulations, restrictions, stipulations and/or covenants of the City of Southaven and/or DeSoto County, Mississippi; and the restrictive covenants of Section "J" Greenbrook Subdivision as are on record in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

This property is no way constitutes a part of the homestead of the Grantor herein.

Possession of this property shall be delivered with this deed and 1984 taxes shall be paid by the Grantee herein.

WITNESS the signature of the Grantor on this the 10th day of February, 1984.

ARNOLD DENLEY REALTY & BUILDING CO.  
BY: Arnold Denley

ARNOLD DENLEY - GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, Arnold Denley, d/b/a Arnold Denley Realty & Building Co., who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office on this the 10th day of February, 1984.

(SEAL)

MY Commission Expires:

My Commission Expires Feb. 15, 1986

Marlene Elaine Stuck  
NOTARY PUBLIC

Grantor's Address: Rt. 2, Box 46, Coldwater, MS 38618  
Grantee's Address: 7456 Wrenwood, Southaven, MS 38671  
Property Address: 7456 Wrenwood, Southaven, MS 38671

Return to: Arnold Denley  
Rt. 2, Box 46  
Coldwater, Ms. 38618

Filed @ 11:45 AM, March 7, 1984  
Recorded in Book 169 Page 264  
H. G. Ferguson, Clerk